

RECORD OF PROCEEDINGS
Dublin City Council

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

February 9, 2015

Held _____ 20 _____

CALL TO ORDER

Mayor Keenan called the Monday, February 9, 2015 Regular Meeting of Dublin City Council to order at 6 p.m. at the Dublin Municipal Building.

ROLL CALL

Members present were Mayor Keenan, Vice Mayor Gerber, Ms. Chinnici-Zuercher, Mr. Lecklider, Mr. Peterson, Mr. Reiner and Ms. Salay.

Staff members present were Mr. McDaniel, Ms. Readler, Mr. Hartman, Ms. Crandall, Ms. Mumma, Mr. Foegler, Chief von Eckartsberg, Ms. O'Callaghan, Ms. Puskarcik, Mr. Hammersmith, Mr. Earman, Mr. Clarey, Mr. Gracia, Mr. Gettman and Mr. Kridler.

ADJOURNMENT TO EXECUTIVE SESSION

Mayor Keenan moved to adjourn to executive session to discuss the purchase of property for public purposes, conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action, and personnel matters related to the appointment of a public official.

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Mr. Lecklider, yes; Ms. Salay, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes.

The meeting was reconvened at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Mr. Reiner led the Pledge of Allegiance.

CITIZEN COMMENTS

Wallace Maurer, 7451 Dublin Road, Dublin stated that he recalls recently retired City Manager Marsha Grigsby was the Director of Finance before being appointed City Manager. However, he can recall the first "Manager of Finance" in Dublin. In 1969, he traveled through the Village of Dublin on his way home to Columbus from Milwaukee. Traveling on unfamiliar roads and nearing the Dublin area, he observed he was approaching a traffic signal ahead with a very rapid light sequence. He was unable to travel through it quickly enough to avoid its turn to red. A motorcycle officer stopped him. He later discovered when paying his fine that the officer was from a place called Dublin. The police officer was also the Manager of Finance, and nicknamed "Rosie the Cop," because he had a reputation for taking full advantage of the opportunity to collect fines from traffic light violations. He was truly Dublin's first "Manager of Finance"!

CONSENT AGENDA

Ms. Chinnici-Zuercher moved approval of the five items on the Consent Agenda.

Ms. Salay seconded the motion.

Vote on the motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes.

1. Approval of Minutes of Special Meeting of January 20, 2015
2. Approval of Minutes of Regular Meeting of January 26, 2015
3. Notice to Legislative Authority from Ohio Division of Liquor Control re. transfer of D1 permit from Donatos Pizzeria LLC, 6810 Perimeter Loop Drive to Donatos Pizzeria LLC, 6 S. High Street
4. **Resolution 15-15 (Introduction/vote)**
Authorizing the City Manager to Execute an Intergovernmental Agreement between Washington Township and the City of Dublin for the Cooperative Acquisition of Parkland.

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5. Resolution 16-15 (Introduction/vote)

Authorizing the City Manager to Enter into Memorandums of Understanding with the Franklin County Board of Elections for Use of Municipal Property in the Administration of Public Elections.

POSTPONED ITEM

Ordinance 04-15

Authorizing the City Manager to Execute a Development and Real Estate Exchange Agreement and the Necessary Conveyance Documentation to Acquire 1.20 Acres, More or Less, Fee Simple Interest from the Central Ohio Transit Authority ("COTA"), Located Adjacent to and North of Dale Drive, in Exchange for 3.326 Acres, More or Less, Fee Simple Interested Owned by the City, Located East of Emerald Parkway and North of Bright Road for the Replacement of a COTA Park and Ride, and Declaring an Emergency.

Ms. Readler reported that the Planning Commission considered the rezoning and conditional use at their meeting of February 5. The Commission recommended approval of the rezoning but tabled the conditional use. If it is Council's desire to allow the conditional use review process to be completed prior to acting upon this legislation, staff recommends that the Ordinance be postponed until the March 23 Council meeting.

Mayor Keenan invited public testimony.

Melanie Cornelius, 5555 Linworth Road, Columbus stated that her comments are in regard to the proposed land swap. She is concerned about the future of Dublin's continued development and the proposed land swap. She calls Council's attention to the MORPC transportation plan adopted in 2012. It is significant because of the projections within that report about the future development and population expansion in this particular area. According to the report, there is an area that has even more growth than this one – the area along Smoky Row up to the City of Delaware. Smoky Row becomes Liberty Street traveling north, and this road is the back way into Delaware. There are two park and rides located on Smoky Row, and they relieve pressure on Sawmill Road – everyone is aware of the traffic pressure on Sawmill Road. She is deeply concerned about the proposed location of the park and ride on Bright Road. The Bright Road/Sawmill Road area traffic at rush hour is nearly at a standstill. That would not be consistent with the City's interest in diverting traffic from Sawmill Road. She asks that Council consider this carefully, for the sake of its residents, businesses and visitors. Another consideration is whether or not Council believes that transit accessible to a neighborhood is a priority to Dublin residents. The shift to a huge park and ride with 170 spaces indicates that it is not. She noted that COTA Route 30, Smoky Row is scheduled to be canceled if this new park and ride is constructed. The majority of these riders would not be in a position where it is feasible to drive to the proposed new park and ride. So the very purpose of moving the route to serve people from the mid area between Worthington and Dublin might not be a good idea.

Eleanor Black, 5067 Cambrian Drive, Columbus, stated that she has been the "bus mom" of US Route 33 for many years. She has a passion for riding this bus. She lives between Routes 18 and 61, but she still drives to Route 30 because she has passion for these people who have grown to become her family. She has been a rider of this bus for 13 years. She knows of one individual who will lose her job without Route 30. There is another individual who had a brain injury, who will have a difficult time getting back home without a bus. There are single parents without cars who walk to and ride the bus. Columbus State and OSU students ride that bus downtown and transfer to another bus to the school. Her heart goes out to these people. It is difficult to understand if one has not been in the situation of living from hand to mouth and then loses the availability of this important public service. If the current park and ride is eliminated, their route will be limited. Please consider their situation.

Ms. Chinnici-Zuercher clarified that the City of Dublin has limited, if any, input regarding the routing system of COTA – those are decisions made by COTA. The concerns the speakers have raised are legitimate, but they need to express their concerns directly to COTA.

Ms. Black responded that they have done so.

Bill Wright, 1110 Strathaven Drive North, Worthington stated that he has lived on Route 30 for 30 years. He realizes Council's responsibility is to do what is best for the Dublin residents. This

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decision could be a good business decision, but it is not for the purpose of improving access and ridership in Dublin. It is certainly not for the purpose of improving access to everyone else who will have their line eliminated. Some of the long-term riders have used the service for as much as three decades. He urges Council to recommend to COTA that they keep the Route 30 line. That would save Dublin from whatever traffic might be added to this area. There is no financial need to eliminate a critical work route like Smoky Row Route 30, thanks to these and other committed riders. They are the highest paying COTA customers -- \$85/month. At the same time, COTA is giving away bus service downtown. These loyal riders have remained with COTA through the 1990s when COTA ridership dropped 50%. They remained with COTA in 2004, when COTA had a \$1.8 million deficit, its third in four years. These loyal Route 30 riders have paid every increase and supported every levy -- for what? So COTA planners could "throw them under the bus" and claim that this other location is more efficient? Another park and ride makes sense if the population increases, but COTA should not cut off the service to the older areas, and that is exactly what this is doing. Thanks to all the levies that have been passed and the higher fees that have been paid, COTA currently has a surplus of \$105 million. In their effort to be more efficient and more effective, there are solutions that do not breach taxpayers' trust, as this does. Taxpayers approved those levies in exchange for keeping these routes, not cutting these routes. They want COTA to add service to other areas, but not at the expense of existing areas. If there is a need for a cut, his recommendation is to eliminate the \$450,000 in COTA administrator bonuses and \$400,000 in COTA raises.

Mayor Keenan stated that a new road will be constructed through the area of the current park and ride, but there will be another park and ride available.

Mr. Wright responded that COTA has made it very clear that Route 30, and all the park and rides along that way, will be eliminated with this land swap.

Amy Kramb, 7511 Riverside Drive, Dublin thanked Council for postponing this ordinance tonight. The people using this bus route are not from the City of Dublin. This is not an amenity for the City of Dublin; this is for COTA. COTA has a large Delaware/Powell service area. Two dozen people within the City of Dublin use the Dale Drive park and ride, only three from the east side of Dublin. This seems the wrong place to locate a park and ride. It is staggering that the City is going to pay \$1.2 million to construct this facility for 24 Dublin residents. This is a great thing for COTA, however, as it is exactly what they want and exactly where they want to be. But that is not what the City should be doing with this piece of land, and it is not what the residents want to be done with this piece of land. There are more Dublin residents who are upset about this proposed park and ride, who live on Bright Road in east Dublin, where this facility will be located. When the City is negotiating with COTA, COTA shouldn't "win" on all aspects. This negotiation of a land swap needs to favor the citizens of Dublin, not COTA. She asks Council to do what the citizens of Dublin want, not what COTA wants.

Scott Haring, 3280 Lilly-Mar Court, Dublin, stated that this process all began because COTA owns this land used for a park and ride within the City. The City now wants to build a new road and needs to acquire that right-of-way. Much of this issue would be avoided if the City would simply purchase the required right-of-way. The City could pay COTA for the right-of-way and let COTA go build what they want, where they want it. The issue was caused by the proposal of a land swap. When this matter comes back to Council for consideration, he hopes it is confined to Dublin building a roadway and letting COTA handle their own site decisions. After attending the Planning and Zoning Commission meeting on Thursday, he read an article in the newspaper about COTA. The COTA representative was quoted as saying that at this time, this is just a proposal and they are taking public comment. Tonight, the City is talking about trading land, yet the COTA representative indicates this is still in flux. He is not quite sure where anything stands. The other thing that is of interest is the economic aspect. As a result of Thursday night's meeting, the Commission's recommendation is to convert this land from the R-1 designation to Suburban Office, which generates tax revenue. A park and ride does not sound like a revenue generator. As he reviewed the legislation, it seems that the focus was on having the City of Dublin help COTA relocate their facility. But as he now has learned, if COTA closes its Route 30 line, there will be an influx of people who live in Columbus who will now have to traverse west across Sawmill into Dublin to catch a bus to go back to the City of Columbus. Dublin seems to be losing all around -- no resident tax revenue and no income tax revenue, and more people traveling across Sawmill who really don't want to do so.

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Randy Roth, 6987 Grandee Cliffs Drive, Dublin, president of East Dublin Civic Association (EDCA) noted that he met with Council Member Salay and City Manager McDaniel last week to discuss bigger issues the Association will face, regardless of the decision on this matter. The EDCA has been reviewing MORPC studies, and will be sending Council the results of their studies soon. One item they found interesting is where people who would be best served by COTA live.

- For persons with disabilities – the area where the current park and ride is located, south of I-270, in the Bridge Street District
- For persons ages 65 and older – same area
- For households without a vehicle – same area

He noted that he will be back for the next hearing on this matter.

Mr. Lecklider stated that the business decisions that COTA makes with respect to consolidating routes and park and ride sites is largely beyond Dublin's control. If it were his decision, Route 30/Smoky Road would remain. He is a former user of the Dale Drive park and ride, and he appreciated that service. It is evident to Council how much the speakers appreciate the service provided by Route 30. If Dublin did not pursue a land swap with COTA, and an out-right purchase of the right-of-way occurred, COTA might move their park and ride to the WalMart parking lot on Sawmill, if they were able to make that deal. COTA could still make the decision that Route 30 should be consolidated with that location. Another comment was made that this decision was not for the exclusive benefit of Dublin residents, and that should be the standard by which the City makes an investment. However, Dublin is also making a multi-million dollar investment in the I-270/US 33 interchange, which is clearly not for the exclusive benefit of Dublin residents -- it will benefit the region. So he is not certain that should be the primary standard by which the City makes decisions such as this. He is certainly sympathetic to those individuals present tonight who support COTA maintaining Route 30/Smoky Row.

Ms. Salay suggested that the City communicate by a letter or memo to COTA that Council has heard from many people who have shared their concerns about COTA's decision to eliminate Route 30 serving the Smoky Row area of Worthington/Linworth.

Mayor Keenan moved to postpone Ordinance 04-15 until March 23.

Mr. Reiner seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Salay, yes; Mayor Keenan, yes.

SECOND READING/PUBLIC HEARING - ORDINANCES

Ordinance 05-15

Authorizing the Provision of Certain Incentives to Aspen Energy Corporation to Induce it to Locate a Main Office and Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development Agreement.

Mr. Gracia stated that there is no additional information to report. A representative from Aspen Energy is present tonight to offer comments.

Benson Pulford, 7076 Scioto Chase Boulevard, Powell, Aspen Energy representative, stated that the company is located in Powell, as well. They are excited about the growth they have experienced within their company and the industry in general. Due to the deregulation of both natural gas and electricity markets in Ohio and other states, they have had a significant amount of growth. They want to continue to grow with the opportunity to locate in Dublin. The location they are seeking in Dublin will provide more exposure to the clients they serve, have a closer proximity to the interstate, and provide a nice space for the professional staff. They anticipate growing the business from the current 40 employees to 85-90 employees within a couple of years.

Wallace Maurer, 7451 Dublin Road, Dublin requested clarification of a sentence in staff's memo regarding access for procurement of energy – does this include coal, oil, solar and wind energies?

Mr. Pulford responded that their company represents about 16 different suppliers of energy from throughout the U.S. Some are renewable energy sources such as wind and hydro, as well as solar, and are part of the mix that their suppliers can offer. All of their suppliers meet any single requirement for renewable energies. For their end, they procure, typically, natural

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gas and electricity. The source is left to the supplier. They also can offer demand and response type strategy to assist other companies, as well.

Vote on the Ordinance: Vice Mayor Gerber, yes; Mr. Reiner, yes; Ms. Salay, yes; Mr. Peterson, yes; Mr. Lecklider, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes.

Ordinance 06-15
Authorizing the City Manager to Execute a Real Estate Purchase Agreement to Acquire Approximately 11.856 Acres of Property (known as Kaltenbach Park) from Washington Township.

Ms. Crandall stated that Washington Township approached the City several months ago regarding the City's interest in transfer of this township parkland to the City. The transfer of the property is at no cost, and assumes that the City will provide maintenance of the park going forward.

Wallace Maurer, 7451 Dublin Road, Dublin stated that the arrangement appears to be that the City can own the park if it agrees to maintain it. If the City should want to make radical changes in the park, would that be acceptable to the township?

Ms. Crandall responded that the agreement provides that the land would remain as parkland for at least ten years, and the City's intent is for it to remain as parkland beyond that. The City has no changes in mind for the facility or the site, but is considering potential recreational programming for the three classrooms, and a summer camp.

Mr. Maurer stated that he understands there is no such intent on the City's part, but what if a future administration wants to do something different?

Mayor Keenan responded that would be the purpose of the ten-year limitation. It would provide a future Council with the flexibility to do something different after that period of time.

Vote on the Ordinance: Mr. Lecklider, yes; Mayor Keenan, yes; Mr. Reiner, yes; Mr. Peterson, yes; Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Vice Mayor Gerber, yes.

Ordinance 08-15
Amending Ordinance 111-14 (Schedule of Fees and Service Charges for City of Dublin Services), Appendix A to Establish Fees for the Rental of Community Space at Kaltenbach Park.

Mr. Earman stated that there are two structures in Kaltenbach Park, one of which is a community center with three classrooms and a picnic shelter. These spaces were evaluated together with other rentable spaces within the City's inventory. The proposed fees for these park facilities is consistent with the City's existing fees for like uses. This ordinance will accommodate the existing users of that facility throughout 2015, and those fees are typically waived for Washington Township. This will facilitate the transition.

Mayor Keenan noted that his understanding is that some of fees proposed by the City are less than Washington Township's current fees.

Mr. Earman stated that is correct.

Mr. Reiner inquired if the fees will adequately cover the maintenance of the structures.

Mr. Earman responded that a brief analysis of the existing conditions of the facility has been done. However, staff will not know the actual costs of operation until the City has operated the facilities for a period of time. The cost recovery on these types of facilities is consistent with the cost recovery of the City's other facilities.

Mayor Keenan stated that the cost recovery rate is 50%, per Council's earlier direction.

Ms. Salay requested a follow-up memo providing information on the current users and if they are receiving fee waivers. This would be of value if the City should want to charge them for use of the facility in the future.

Vote on the Ordinance: Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes; Mr. Peterson, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes; Ms. Salay, yes.

INTRODUCTION/FIRST READING – ORDINANCES
Ordinance 09-15
Amending the Annual Appropriations Ordinance for Fiscal Year Ending December 31, 2015.

Vice Mayor Gerber introduced the ordinance.

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Ms. Mumma stated that this is routine legislation that appropriates the balance of the Tree Funds that are within the General Fund, as well as the debt service payments from all the Tax Increment Financing Districts.

Vice Mayor Gerber moved to dispense with the public hearing.
Ms. Chinnici-Zuercher seconded the motion.
Vote on the motion: Ms. Salay, yes; Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Lecklider, yes; Mr. Peterson, yes.
Vote on the Ordinance: Mr. Lecklider, yes; Mayor Keenan, yes; Ms. Salay, yes; Mr. Peterson, yes; Vice Mayor Gerber, yes; Ms. Chinnici-Zuercher, yes; Mr. Reiner, yes.

Ordinance 10-15
Authorizing the Provision of Certain Incentives to Garden City Group, Inc. to Induce it to Retain an Office and Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development Agreement.

Vice Mayor Gerber introduced the ordinance.
Mr. Clarey stated that Garden City Group, currently located on Blazer Parkway, is a legal administrative services firm. They specialize in the management of class action lawsuit settlements. Staff has been in discussion with the company as it considered locations in Dublin. The relocation will retain 152 jobs and create an additional 36 jobs by 2019. The proposed agreement includes a one-time \$10,000 grant and a seven-year, 12% performance incentive capped at \$41,500. The proposal is based upon a five-year lease. Over the term of the agreement, the City expects to net approximately \$425,236 in income tax withholdings. A representative from the company will be at the second reading/public hearing at the February 23 Council meeting.
Ms. Salay inquired if the company will remain in their current location.
Mr. Clarey responded affirmatively.
Ms. Salay inquired if they keep the same employees, or cycle employees, based on their caseload.
Mr. Clarey responded that they have a mix of both to respond to current project needs and permanent full-time staff, as well.
Ms. Salay stated that she recalls the City previously authorized an economic development agreement for this company. She requested a follow-up memo in the next meeting packet that provides exactly how much space they occupy, how many employees, how much tax revenue, and the terms of the previous economic agreement. She is also curious about the \$10,000 relocation grant. If they are remaining in their current location, is there a need to update technology or other purpose?
Mr. Clarey responded that staff would prepare a follow-up memo for the next meeting packet. The company does have a data center in their facility, so the grant is for improvement of the technology infrastructure and related activities.
Ms. Salay inquired if this improvement would be unique to them or could it also serve another future tenant.
Mr. Clarey responded that there is a certain variable with data center equipment in this regard.
Ms. Salay stated that it could include more fiber, for example.
Mr. Clarey stated that the company has not covered specifics, but they have already invested in the building with generators and other equipment.
Ms. Salay asked that any details be provided in the follow-up memo.

There will be a second reading/public hearing at the February 23 Council meeting.

Ordinance 11-15
Authorizing the Provision of Certain Incentives to Areser, Inc. to Induce it to Locate an Office and Associated Operations and Workforce within the City, and Authorizing the Execution of an Economic Development Agreement.

Vice Mayor Gerber introduced the ordinance.
Mr. Clarey stated that Areser is a newly formed company set up to manage the administrative services of a family of companies, two outside of Dublin and one at the Dublin Entrepreneurial Center. In addition to those companies, Areser also plans to perform business-support services for outside clients. The project will locate 18 employees to Dublin this year and grow to 24 employees by 2021. The proposed agreement includes a one-time \$10,000 grant and a 10-year, 10% performance incentive, which is capped at \$39,500. In addition to meeting withholdings, the incentive is contingent upon the purchase of a building located within the

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City of Dublin. The City expects to net approximately \$325,836 in income tax withholdings over the term of this project. A representative from the company will be at the February 23 Council meeting.

There will be a second reading/public hearing at the February 23 Council meeting.

Ordinance 12-15

Authorizing the City to Enter into a Loan Agreement with the Ohio Department of Transportation and Deliver a Related Note in the Maximum Principal Amount of \$35,010,000 for the Purpose of Paying the Costs of Constructing a Cloverstack Interchange in the Northeast and Southeast Quadrants of the Existing U.S. Route 33/I-270 Interstate Interchange, Together with Related Improvements and All Necessary Appurtenances Thereto, Authorizing the Execution of any Additional Documents Related Thereto, and Declaring an Emergency.

Mr. Lecklider introduced the ordinance.

Ms. Mumma stated that this is the final piece of legislation related to the state infrastructure bank loan for the I-270/US 33 Interchange Improvements project. The legislation passed in December included the preliminary loan documents and authorized the agreement with ODOT, but ODOT is now requesting this final piece of legislation. The terms of the loans were articulated in the December staff memo. In essence, of the \$35 million loan, \$25 million will be repaid by the Mid-Ohio Regional Planning Commission; the balance of \$10 million will be paid by the City of Dublin.

Vice Mayor Gerber moved to dispense with public hearing and treat this legislation as an emergency.

Mr. Lecklider seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mr. Reiner, yes; Mr. Lecklider, yes; Vice Mayor Gerber, yes; Mayor Keenan, yes; Ms. Salay, yes.

Vote on the Ordinance: Mayor Keenan, yes; Mr. Reiner, yes; Ms. Chinnici-Zuercher, yes; Mr. Peterson, yes; Mr. Lecklider, yes; Vice Mayor Gerber, yes; Ms. Salay, yes.

INTRODUCTION/PUBLIC HEARING/VOTE - RESOLUTIONS

Mayor Keenan moved to introduce Resolutions 17-15 through 22-15 and to suspend Council Rules of Order in order to consider Resolutions 17-15 through 22-15 together.

Vice Mayor Gerber seconded the motion.

Vote on motion: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes.

The Clerk read the property owner names and addresses of the properties into the record.

Resolution 17-15

Intent to Appropriate a 0.018 acre, more or less, temporary easement from Four Fives, LLC, for the property located at 6300 Riverside Drive, for the construction of a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive.

Resolution 18-15

Intent to Appropriate a 0.082 acre, more or less, temporary easement from MR/TSARR Owner, LLC, for the property located at 4305-4335 W. Dublin Granville Road, for the construction of a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive.

Resolution 19-15

Intent to Appropriate a 0.109 acre, more or less, permanent easement; and A 0.130 acre, more or less, temporary easement from Patrick W. Hitesman, for the property located at 6332 and 6350 Riverside Drive, for the construction of a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive.

Resolution 20-15

Intent to Appropriate a 0.011 acre, more or less, temporary easement from River's Edge One, for the property located at 6371 Riverside Drive, for the construction of

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a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive.

Resolution 21-15

Intent to Appropriate a 0.100 acre, more or less, permanent easement; and A 0.096 acre, more or less, temporary easement from Karen Michelle R. Friedman, for the property located at 6310 Riverside Drive, for the construction of a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive.

Resolution 22-15

Intent to appropriate a 0.130 acre, more or less, permanent easement; and A 0.036 acre, more or less, temporary easement from Riverpark Group, LLC, for the property located at 6400 Riverside Drive, for the construction of a roundabout at the intersection of State Route 161 and Riverside Drive and a shared-use path adjacent to Riverside Drive.

Ms. O'Callaghan stated that the City is preparing to improve the intersection at S.R. 161 and Riverside Drive by building a roundabout, which will include pedestrian and bicycle facilities. This improvement will provide for a safer and more efficient intersection, as well as improving the aesthetics of the area. As part of the project, a shared-use path connection is built on the east side of Riverside Drive, between the intersection of Riverside and SR161 down to the path at Martin Road. The City must obtain property interest on eight more parcels in order to build this project, six of which are on the agenda tonight. Staff has obtained appraisals, made good faith offers, and is hopeful that an amicable resolution will be reached with the property owners. However, these resolutions do initiate the eminent domain process in the event that negotiations are unsuccessful. The requests for acquisition of the two remaining parcels will be scheduled for the February 23 or March 9 Council meeting. The projects will be bid in March with construction beginning in April.

Ms. Chinnici-Zuercher stated that she has noticed a few pedestrians using the street, so the completion of this project will make that intersection safer for them.

Vote on the Resolutions: Ms. Salay, yes; Mr. Lecklider, yes; Mr. Reiner, yes; Mayor Keenan, yes; Ms. Chinnici-Zuercher, yes; Vice Mayor Gerber, yes; Mr. Peterson, yes.

OTHER

• Art in Public Places Site Selection Policy

Mr. Gettman stated that to prepare for the next Art in Public Places project, staff identified the need for a formal policy for the siting of the public art. A draft policy was provided in Council's January 26 meeting packet. Many factors were considered when developing the policy, including visibility, public safety, historical significance and national best practices for creative place making. Staff has also incorporated input from the Dublin Arts Council, the general public and Council members. As a result of Council feedback, language was added to provide notice to residents potentially impacted by proposed art placement on an adjacent site. Staff recommends Council adoption of the proposed policy at this time.

Ms. Chinnici-Zuercher stated that at the last meeting, she recommended that Council's representative to the Dublin Arts Council Board be included in #1 of the Procedure section. It does not appear to have been incorporated.

Mayor Keenan stated that Council agreed that it should be added.

Ms. Chinnici-Zuercher suggested that the amended language be: "In advance of initiating an Art in Public Places project or call for artists, City of Dublin staff, a City Council member, and Dublin Arts Council staff shall meet to discuss..." She presumes the Council member who serves as the City's representative to the DAC Board would fill this role, but that does not need to be definitively articulated in the policy.

Mr. McDaniel responded that the language would be amended accordingly.

Mr. Lecklider stated that in the Selection Criteria, he understands that the intent is to allow discussion and strike a balance. However, there appear to be some contradictions between #1 and #4.

Mr. Gettman responded that the Selection Criteria is intended to be flexible to accommodate the many types of public art. No one form of art could meet all of the selection criteria. The

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City's public art contains everything from the highly visible "Dancing Hares" at Ballantrae to the fiberglass men in the trees of Coffman Park. Both of these are great locations for public art, but for different reasons. The selection criteria isn't necessarily a score sheet, but things to consider when looking for creative places to site public art.

Mr. Lecklider stated that he understands that, but wants to make it clear that this is not intended to be a score sheet. It would be virtually impossible in some instances to locate public art otherwise.

Wallace Maurer, 7451 Dublin Road, Dublin stated that he believes the recommended policy has been well thought out. It has been years since he brought up a linguistic issue, but he would like to do that in this case. In the "Background" section of the memo, paragraph two – "criteria" is correct in sentence one, but "criterion" should have been used in sentence two.

Mayor Keenan moved to adopt the public art site selection policy, subject to the addition of the requested language as stated.

Ms. Chinnici-Zuercher seconded the motion.

Vote on the motion: Ms. Chinnici-Zuercher, yes; Ms. Salay, yes; Mr. Lecklider, yes; Mr. Peterson, yes; Mayor Keenan, yes; Vice Mayor Gerber, yes; Mr. Reiner, yes.

• **New Community Authority - Informational presentation**

Ms. Mumma stated that this presentation relates to an economic development tool proposed to be utilized for the Bridge Street District. There are many economic development tools available to municipalities under the Ohio Revised Code (O.R.C.). Dublin has used a number of them in past years. She presented the following information:

Economic Development Tools

- Tax increment financing (TIF) is the most widely recognized tool in Dublin. Through last year, Dublin has 28 active TIF districts. There were some TIF districts that were approved over the course of last year that have not yet gone through the State process, so there are more than 28 that exist today. The service payments generated in those TIF districts have created over \$100 million worth of public improvements in the areas surrounding those TIF districts.
- Performance-based payroll incentives and grants. Two such EDAs were introduced tonight. There are currently 40 companies with whom the City has active economic development agreements in place, whereby, a designated performance-based incentive is provided, based upon their performance.
- Tax abatements, authorized within a Community Reinvestment Areas (CRA). The City has utilized this tool in the last 20 years -- the Britton Parkway and Tuttle Crossing CRAs were established in the mid 1990's.
- New Community Authorities. New to Dublin, but not new to central Ohio, is the use of New Community Authorities (NCAs).

As the property owner and developer for a large part of the land within the Bridge Street District, Crawford Hoying has been working with Dublin staff on their development plans, which have been presented to Council in recent weeks. Additionally, they have been working with staff on the financials in order to make this project a reality. Based on the developer's request, the City is requesting the establishment of a number of districts or entities to fund public parking structures and two community facilities within their development.

- Tax Increment Financing. Ultimately, the City expects to create two TIF districts, one under Chapter 5709.40 of the Ohio Revised Code and one under Chapter 5709.41 of the Ohio Revised Code. This is similar to the action taken with development of Tuller Flats with Casto, which was implemented at the end of last year. Those TIF revenues created under the 5709.40 TIF can be used to fund public infrastructure improvements, while those under Chapter 5709.41 can be used to fund private improvements.
- Community Reinvestment Area (CRA). This would abate property taxes for a period up to 15 years within the defined area.
- Establishment of a New Community Authority (NCA). This tool would invoke a service charge, which will allow for revenue streams to pay the debt service on the parking structures and other community facilities.
- Economic Development Agreement. This is an overarching agreement, which is consistent with the manner in which the City has handled developments with public/private partnerships in the past. The economic development agreement will define the overall business

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terms and responsibilities of the City and the developer. It would provide the framework for the utilization of TIFs, CRAs, and NCAs for the implementation of their project at Bridge Park.

As Council consider actions that will be requested in the upcoming weeks, it is important to note that if, at the end of the process, the City does not come to terms with Crawford Hoying through an economic development agreement, the other proposed tools, even if authorized by Council, will ultimately not be implemented. Each one of the tools will come back to Council for further discussion and consideration. As Council is familiar with CRAs and TIFs used in the past, she provided further description of a New Community Authority.

New Community Authority

- NCA is authorized under Chapter 349 of the Ohio Revised Code.
- Statutory purpose is to encourage the orderly development of a well-planned, diversified and economically sound new community.
- A "new community" can include facilities for the conduct of industrial, commercial, residential, cultural, educational and recreational activities.
- An NCA is a separate public body governed by a Board of Trustees that may oversee the development of public infrastructure improvements and the community facilities.
- The Board of Trustees consists of seven to ten members, of which the City of Dublin appoints three to six citizen members, plus one local government representative; the developer appoints a number of members equal to the number of citizen members.
- What is expected with the Bridge Park NCA is seven members -- three citizen members, a local government representative, and three members appointed by the developer. An NCA does not have any power over zoning and subdivision regulations; the provision of police or fire services; or the distribution of water or sewer treatment or disposal.

Powers of an NCA include:

- Purchase real or personal property
- Improve or sell real or personal property and community facilities
- Provide recreational, educational, health, social, vocational and cultural activities for residents of the district.
- Collect service fees to cover community development programs
- Enforce collection of Community Development Charge
- Issue debt and pay costs of operation and maintenance of community facilities

When an NCA issues debt to pay costs, the City is not paying the debt. There is no City backing of that debt. Because the NCA is a separate entity, it protects the City in the event something would go wrong.

Community Development Charge:

- Runs with the land by way of a real estate declaration
- May be calculated on a variety of bases: uniform fees, property values, income, profits, gross receipts, or certain combinations thereof
- Is not a property tax. In this case, since the City expects Crawford Hoying to request a CRA, which would abate the property taxes up to 15 years, during that time the Community Development Charge would be an amount similar to what those property owners would pay if the taxes were not abated.
- Unpaid charges can become a lien on the property against which it is charged and collected in the same manner as property taxes.
- Within Bridge Park, the ability for the NCA to levy this charge provides a funding mechanism that can be used to pay: (1) debt service on bonds issued to pay costs of land development and community facilities, or (2) costs of operating and maintaining community facilities.
- Provides a developer with more flexibility than TIF revenue. TIF revenues are based on assessed valuation that is determined by the County Auditor. Over time, there are fluctuations with assessed valuation, and those TIF revenues can become unpredictable. With an NCA charge, one can determine a very predictable revenue stream that is collected by levying that charge. This is attractive to investors who are purchasing debt using this type of financing. There are timing considerations with TIF revenues. TIFs generate revenue once improvements are made to a parcel. There is a year lag based upon when the County Auditor places those improvements on the tax duplicate.

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- An NCA can levy the community development charge as soon as the declaration is filed with the property.

Examples of existing NCAs in central Ohio:

- New Albany Community Authority
- Liberty Community Infrastructure Financing Authority (Powell)
- Powell Community Infrastructure Financing Authority
- Jeffrey Place New Community Authority (Columbus)
- Pinnacle Community Infrastructure Financing Authority (Grove City)
- RiverSouth Authority (Columbus)
- Hayden Run Community Development Authority (Columbus)

As a public entity, all NCAs are subject to the same audit requirements as any other public body.

Process for Creating an NCA:

- The developer who owns and controls the land prepares and files a petition to create an NCA district. The petition is filed with two entities: the "proximate city" and the "organizational board of commissioners." Because of state law that will change after March 21, 2015, if the NCA is established before that date, the proximate city would be the City of Dublin; after that date, it would be the City of Columbus. In either situation, the organizational board of commissioners is the City of Dublin.
- The petition must address eight items:
 - the name of the NCA
 - address of NCA
 - map and full description of the boundaries of the NCA, including description of properties within the boundaries that will be excluded from the NCA
 - statement of the current/proposed zoning
 - a current plan of development
 - suggested number of members of the board of trustees
 - preliminary economic feasibility analysis, including provision of public services
 - statement that the development will comply with all environmental laws.
- The proximate city must give approval of the petition.
- The organizational board of commissioners must determine whether the form of the petition is sufficient in accordance with the Ohio Revised Code. If sufficient, the organizational board of commissioners must accept the petition and set a date for a public hearing on the actual creation of the authority. This must occur no earlier than 30 days and no later than 45 days after the petition is filed.
- A public hearing must be held.
- Organizational board of commissioners must determine whether the authority will be conducive to the public health, safety, convenience or welfare, and will result in the intended development. This finding is affirmed by passage of an ordinance establishing the authority.

Council considerations to accommodate the March 21, 2015 state law expiration date and proximate city issue:

- At a Special Meeting on Tuesday, February 17, 2015, Council would consider and adopt an ordinance to:
 - Determine the sufficiency of the petition;
 - Authorize the execution of the petition;
 - Sets the date for a public hearing for the creation of the authority.
- In the week of March 16, at a Special Meeting public hearing, Council would consider and adopt an ordinance by emergency that authorizes the creation of the authority and appoints four individuals to the NCA board of trustees.

Council considerations without regard to the March 21, 2015 state law expiration:

- Petition for Organization of an NCA filed by Developers (filed with City of Columbus as "proximate city" and City of Dublin as "organizational board of commissioners")
- Dublin City Council has first reading of Ordinance to approve the Petition
 - Determines the sufficiency of the petition
 - Sets the date for a public hearing for the creation of the authority

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- Columbus City Council approves an Ordinance as "proximate city"
- Dublin City Council has second reading of Ordinance to approve the Petition as "organizational board of commissioners"
- Dublin City Council has first reading of Ordinance to create the authority
- Public hearing on the creation of the authority
- Dublin City Council approves an Ordinance which authorizes the creation of the authority; appoints four individuals to serve on the NCA board of trustees

Ms. Mumma noted that staff recommends that Council:

- Approve the steps necessary to create the NCA by the March 21, 2015 deadline.

This would preserve the right for the City of Dublin to be the proximate city. Legislative approval of the sufficiency ordinance is based solely on whether it meets the requirements of ORC 349. The ordinance approving the creation of the authority will include language that will dissolve the NCA if an economic development agreement is not approved. If Council determines at any point not to move forward, the option of filing the petition with the City of Columbus as "proximate city" remains; the ability to create an NCA still exists; Dublin still exercises the same level of oversight and appointing authority even if Columbus is the "proximate city."

Staff will bring forward to Council additional legislation to do the following:

- Authorize the establishment of two TIF districts, including authorizations for real estate exchanges necessary for a TIF established under 5709.41;
- Authorize the establishment of a CRA;
- Authorize the execution of the economic development agreement.

The developer must follow all procedures and regulations of the City of Dublin to secure the needed development reviews and approvals for Bridge Park.

Ms. Mumma noted that Chris Franzmann of Squire, Patton, Boggs is present and can respond to any questions.

Mayor Keenan thanked Ms. Mumma for assembling a complex set of materials in an easily understood format.

Mr. Reiner stated that with this process, Council is not placing its tax revenues in jeopardy. It is a positive scenario for the development of the Bridge Street District.

Ms. Chinnici-Zuercher stated that it is important to note that there is no risk for the City, and it is Council's job to ensure that the City's financial risk is as limited as possible. That is what this accomplishes.

Mr. Peterson asked about the functional difference between Columbus being the proximate city and Dublin being the proximate city.

Ms. Mumma responded that it is a quirk in the law that after the three-year period of March 21, 2012 through March 21, 2015, the designation of proximate city would shift back to the largest city in the county.

Mr. Peterson stated that it is the "sun setting" component inherent in the law. After the determination as the proximate city, the role of Columbus would be simply to certify that the eight criterion are met. Once that is done, Dublin's role would be exactly the same.

Ms. Mumma responded that the sufficiency determination resides only with Dublin. It would mean only that Columbus would sign off as proximate city.

Mr. Peterson stated that in either case, the appointing authority and the oversight remains with the City of Dublin. In the eight criteria, five appear to be simply check-off items; however, the others require more specificity. How would Council verify that their plan of development satisfies that requirement? Would that occur at the next hearing?

Ms. Mumma responded that before the legislation comes to Council for consideration, staff would ensure that their plan does meet the necessary criteria.

Mr. Peterson inquired if any of this process circumvents previous decisions of Council regarding this development.

Ms. Mumma responded that nothing would change the site plan review and actions of Council at a previous meeting. It is a very broad review and involves only the expected plan for

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construction. It is not similar to the level of review Council conducted at the previous meeting and that PZC and Council will review at a later stage.

Mr. Peterson asked how Council will determine if it is economically feasible.

Ms. Mumma responded that it will be a very broad, general statement that will address how they expect the Community Development Charge to be levied, as well as for what those charges would be used. It is expected to address operation and maintenance of the community facilities and the parking structures as well as debt service on those facilities. It will be very broad language, nothing that will limit future decisions that Council will need to consider.

Mr. Peterson stated that it is mentioned that the NCA will collect and spend the Community Development Charge and that those funds can be collected more quickly than TIF funding. Can that be investor monies, or strictly funds generated by the development itself?

Ms. Mumma responded that it is funds generated by the development itself. It is assessed on the properties within the New Community Authority.

Ms. Salay stated that, simply put, instead of a property tax, it is a community development charge imposed. That is collected and used to pay for what items?

Ms. Mumma confirmed that is correct, and it is used to pay for the debt service – in this case for the parking structures as well as the two community facilities – a performing arts center and an events center – and the operation and maintenance of those structures as well. These funds will not be permitted to be used for anything other than what is articulated within these documents.

Ms. Salay stated that the debt service is not City debt and therefore, no taxpayer monies are involved – only investor monies. Who will hold the debt?

Ms. Mumma responded that it is expected at this point that the Columbus Franklin County Finance Authority to issue that debt and investors will purchase that.

Mr. Lecklider noted for clarification that, to the extent there was reference made to the term "abatement" – by virtue of the agreement that the City reached with the Dublin Schools, the Schools will continue to receive an amount generally equal to the amount received to date. Is that correct?

Ms. Mumma responded that this area is within the defined area of the Bridge Street Cooperative Agreement that the City entered into with Dublin Schools and Tolles Career Center last year. That agreement allows the City to create any incentive district within this defined area. In return for that, in years 1 through 15, the City can collect 100 percent of any TIF revenues generated; in years 16 through 30, the City can collect 90 percent. The Schools would therefore receive 10 percent of what they would have otherwise received – in addition thereto. In exchange, the City is compensating the District \$1.5 million each year, and Tolles with a proportional part of that. This is in alignment with the cooperative agreement with both entities. The Schools will still receive \$1.5 million payment each year.

Mr. Lecklider stated that the School District and Tolles will therefore receive no less than what they have been receiving in property tax revenues to date, correct?

Ms. Mumma responded that Dublin City Schools will receive \$1.5 million per year in years 1 through 15, regardless of whether there is an abatement in place or not. That agreement provides that if the City establishes a TIF district, the City of Dublin can collect 100 percent of those revenues during that time period. The School District is not impacted whatsoever.

Mayor Keenan added that it is noteworthy that, if the ground were vacant and undeveloped, the District would receive property taxes on the land only. In the end, they will be better off. The payments made by the City are intended for technology improvements in the system.

Ms. Salay noted that her understanding is that the Schools are very pleased with the agreement.

Mr. Lecklider stated that it could be argued that at some point well into the future, the School District will receive quite a windfall as a result of the development in the Bridge Street District.

Mr. Reiner agreed. He noted that the Community Authority language can be written so narrowly that the maintenance of the structures is primary, protecting everyone's investment.

Ms. Mumma agreed, noting that would be a priority to ensure appropriate maintenance.

Mr. Reiner stated that this is a complex program for the City to undertake, and a creative way to develop the District without risk to the taxpayers.

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Vice Mayor Gerber asked if the NCA is approved, that is merely the beginning of a process. It will also be dependent upon the economic development agreement, the review by the Planning and Zoning Commission, etc. If the City is not satisfied with the EDA or zoning matters, the City can dissolve this New Community Authority, correct?

Ms. Mumma responded affirmatively. On Tuesday, February 17, Council would consider the sufficiency of the petition in an ordinance. It focuses on meeting the eight criterion outlined in the ORC. The second piece of legislation would be in mid-March, and Council would act on an ordinance to establish the New Community Authority. That ordinance will have a provision included that the NCA will be nullified if the economic development agreement is not entered into by the parties.

Vice Mayor Gerber stated that the Authority will set up the mechanism to collect fees to maintain the public facilities located on the property, i.e., parking garages, events center, and performing arts center. With respect to the EDA, that will address the important details – examining to what extent this developer can perform and execute this project.

Ms. Mumma concurred.

Mayor Keenan noted that there are many details in the Community Authority documents as well. Council will have input on that as well as the economic development agreement.

Mr. McDaniel concurred. He pointed out that by having a Special Meeting on February 17, there is adequate time to advertise the meeting and legislation so that the public is aware of this. The key is to preserve the option of being the proximate City. There will be many opportunities going forward to study the details of the various documents. Even if Council approves the establishment of the NCA prior to the final economic development agreement, the NCA legislation will include language regarding approval of the zoning and EDA prior to moving forward.

Ms. Salay added that it is important to share this information with the public regarding the New Community Authority and other tools being considered.

Mr. McDaniel agreed, and thanked everyone for working hard to have this presentation ready for this evening.

Mayor Keenan asked about next steps.

Mr. McDaniel stated that a Special Meeting will be held on Tuesday, February 17. He deferred to the Clerk regarding meeting time, as there is a joint Council/Architectural Review Board session that evening.

The Clerk noted that the joint meeting start time is currently scheduled for 6:30 p.m. but could be adjusted.

Mr. McDaniel suggested that the Special Meeting begin at 6 p.m.

Ms. Salay suggested that it is important to allow extra time in case there is public testimony and questions.

Mr. McDaniel stated that the Special Meeting could begin at 6 p.m., with the joint meeting moved to 7 p.m.

It was the consensus of Council to meet at 6 p.m., followed by the joint Council/ARB meeting at 7 p.m.

Mr. McDaniel stated that, assuming Council approves the sufficiency of the petition on February 17, the next step is to schedule the meeting to consider the ordinance establishing the NCA. Staff is looking at Thursday, March 19 as an available date on Council's schedule for this Special Meeting.

STAFF COMMENTS

Mr. McDaniel:

1. Noted that it has been an exciting first week in his new role. He thanked Council and staff for the very nice reception hosted by the City on his behalf.
2. Reported that a memo was distributed on the dais regarding Ms. Gilger's upcoming trip to Japan with Columbus 2020. There are 21 Japanese companies with a presence in Dublin and it is important to engage them in their homeland. Columbus 2020 has arranged numerous meetings to engage new companies. The group will also go to China on this economic development mission. He thanked Council for their support of these initiatives. Later this year, the Midwest U.S./Japan Association conference will be held in Tokyo and he would like Council to consider sending a representative to that conference, if possible.

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3. Announced that the former Grand Leprechauns met last week, together with the City Manager and Mayor to select the 2015 Grand Leprechaun. There were five nominations from the public, all deserving individuals who have done a lot for Dublin. This year, former Council Member and Vice Mayor Bob Adamek has been selected as the 2015 Grand Leprechaun. He described some of his many volunteer activities that led to his nomination. Congratulations to him!

COUNCIL COMMITTEE REPORTS

Ms. Salay, Council representative to the Planning and Zoning Commission, noted that the new members were present for the February 5 meeting. The agenda was lengthy, and the new members performed well and all contributed. The Commission tabled the conditional use application for COTA, but approved the rezoning for that land. In addition, there was a preliminary plat approved for Bridge Park East and some other minor projects. Training sessions are scheduled for P&Z, BZA and ARB – and she invited any Council members to attend the sessions.

Vice Mayor Gerber, Administrative Committee Chair:

1. Noted that a proposed agenda for the March 26 and 27 goal setting retreat has been distributed on the dais. He asked Council members to review it prior to the February 23 meeting so that it can be finalized. The proposed agenda, based upon input from Council, is rather aggressive, but very thorough. The facilitator is proposed to be Virginia Barney, who has experience in working with City Councils and will help keep discussions moving along. If there are suggestions for locations for the dinner meeting on March 26, please let him know.
2. Reported that there will be openings on several boards and commissions on April 1. Information has been provided to Council previously about the current members and their eligibility/interest in reappointment. He suggested that a brief Administrative Committee be held prior to the Council meeting on February 23.

Ms. Chinnici-Zuercher noted she will be out of town on that date.

After discussion, it was determined that Council members would review the list of openings so that the recruitment ad can be placed in mid to late February.

Mr. Reiner, Community Development Committee Chair noticed that Council had assigned the Committee to meeting with a resident. He suggested that Ms. Salay and Mr. Peterson submit to the Clerk the dates they are available, and he will contact the citizen regarding the meeting date.

Ms. Salay asked that the Clerk identify potential dates and contact the Committee members.

Ms. Salay, Public Services Committee Chair stated that a meeting of the Committee, which includes Mr. Lecklider and Mr. Reiner, is needed to discuss the HOA maintenance fees and the July 4th event. The intent was to review the HOA maintenance issue in the first quarter of 2015. Perhaps the two items can be scheduled for the same night. She asked the Clerk to identify meeting dates, check member availability, and notify the staff of the scheduled meeting dates so that materials can be prepared.

Mr. Reiner noted that the Beautify your Neighborhood grant review has not been scheduled. He asked about the status.

Mr. McDaniel responded that he will check with staff on the status.

Mr. Peterson, Liaison to Dublin Board of Education reported that the State of the Schools presentation is scheduled tomorrow evening from 6-8 p.m. at the Dublin Recreation Center.

Ms. Chinnici-Zuercher, Council representative to MORPC stated that they sponsored an event last Friday and she and the Mayor, plus many staff, attended it. Ken Danter gave a presentation regarding the future of Central Ohio and the projected demographics. He was emphatic that in the past, they have been able to review 10 years and project them forward, based on what has occurred earlier. But now, there is a complete break in those projections and it is not possible to predict the future trends, based upon what people did in the past. He continued, noting that both the younger and older generations are moving more to the rental structure versus purchasing a home; that they are more interested in walkable neighborhoods than automobile oriented. He used Dublin as an example of a community that has used this information to work on the Bridge Street District. She believes Dublin is doing the right thing

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and providing the continuum that is essential for the community in terms of gaining young people to come to Dublin, or come home again to Dublin. The hope is that if a young person moves into an apartment in a community, that they become engaged in the community and will want to purchase a residence in the community. These statistics are similar for the national market as well.

Mayor Keenan added that the presentation was excellent. Dublin had a significant presence, with Ms. Newell and two of the new P&Z Commissioners attending, as well as staff.

Mr. Lecklider, U.S. 33 Corridor representative noted that the next meeting of this group is on Monday, February 23.

COUNCIL ROUNDTABLE

Mr. Peterson thanked Ms. O'Callaghan and City staff for the colored maps of water and sewer service areas in the City. The web site was updated to include these and he is very appreciative.

Ms. Salay asked if a meeting is scheduled regarding the policy for water and sewer extensions. She recalls discussion of Council's desire to do this.

Mr. McDaniel responded that a workshop session is needed for this discussion. Staff is prepared to support the meeting when it is scheduled.

Ms. Salay suggested an April/May timeframe for this session, if possible. It is an important policy topic that needs to be discussed.

Ms. Chinnici-Zuercher commented in regard to the COTA issue. She appreciates the citizens from outside of Dublin who came to speak tonight. Years ago, she served on an advisory committee for COTA, and these were the kinds of issues that committee would address. She is not certain what the structure of COTA committees is under the new leadership. She is aware that transportation entities consider efficiencies, but she completely agrees with what the citizens on the route elimination issue. It is the citizens who approved the funding levies and the purpose was to ensure that, at the very least, the services offered would be retained.

Further, the expectation was for expansion of the services. In terms of the area under discussion at the COTA public meeting, Route 30 – even if Dublin would have a COTA park and ride in the Bright Road area as proposed, it has no relationship to the Smoky Row and Linworth area. She hopes that the City sends a strong communication to COTA regarding our concern over COTA not responding to the citizens who are using that bus route.

Mr. McDaniel asked for clarification. Is that specifically to Route 30? There were some other routes mentioned. Route 30 seems to be the main topic. He asked for confirmation that Council wants staff to send a letter to COTA, encouraging them to reconsider their planned elimination of Route 30.

Council was in agreement with this course of action.

Mr. Lecklider added that the point is whatever Dublin does with the park and ride was not intended to diminish bus service in any other area COTA serves.

Ms. Chinnici-Zuercher stated that she agrees. She is disappointed, personally, that she did not engage in education by COTA about the impact of location of park and rides. The City should have been apprised of that by COTA, so it could be a factor taken into consideration. The City was not aware of COTA's plans to eliminate any routes. She thanked the citizens who attended tonight and brought this to Council's attention.

Mr. Lecklider commented that the City has long sought more opportunities for mass transit. That has always been part of the long-term plan. The reality is that the existing park and ride site on Dale Drive has to go away out of necessity. If all agree that mass transit opportunities are needed in Dublin, wherever located, it will necessarily consume land that would otherwise be revenue producing. One comment made tonight related to this aspect. This Council and its predecessors and staff have been very good in managing finances, and the City enjoys the highest possible financial ratings from the two major rating agencies and has reserves in the tens of millions of dollars.

Vice Mayor Gerber:

1. Agreed with Ms. Chinnici-Zuercher's comments about COTA. In addition, he believes that at some point, consideration of a park and ride and transit hub near the hospital will be warranted. This begs a bigger question of COTA, which is a fine organization

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and supported by sales tax paid by the citizens. It seems that the buses operate to move workers in the northwest area to Columbus. There are not buses available to bring people to Dublin to work. He understands there are 72,000 people working in Dublin each day, and many live in other parts of Central Ohio. This whole discussion should encompass more than a few routes – there is a need to look more globally at this, particularly in terms of the desire for a walkable community with fewer cars. The bus service dovetails with that goal.

2. Welcomed Mr. McDaniel to his new role as City Manager!

Mayor Keenan:

1. Reported that he and Mr. McDaniel spoke to a group of seniors at St. Brigid of Kildare last week and responded to lots of question.
2. Noted that he recently visited the Noor Cultural Center on Wilcox Road where they had medical enrollments under the Health Care Act.
3. Reminded everyone of the St. Patrick's Day parade to be held on Saturday, March 14 and the Grand Leprechaun luncheon that follows the parade.

ADJOURNMENT

The meeting was adjourned at 8:58 p.m.

Mayor – Presiding Officer

Clerk of Council